EMPORIA STATE
UNIVERSITY

RESIDENTIAL LIFE RESIDENCE PROJECT
ARCHITECTURAL PROGRAM DOCUMENT
NOVEMBER 2016

EMPORIA STATE UNIVERSITY
Allison Garrett, President

EMPORIA STATE UNIVERSITY STUDENT AFFAIRS
Dr. James Williams, Vice President

EMPORIA STATE UNIVERSITY RESIDENTIAL LIFE
Cass Coughlin, Director

I'M A HORNET.

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Programming Committee

Dr. James Williams, Vice President for Student Affairs
Werner Golling, Vice President for Administration and Finance
Lynn Hobson, Dean of Students
Cass Coughlin, Director of Residential Life
Mark Runge, Director of Facilities

Brief History

On February 15, 1924, eighty women of Kansas State Teachers College moved into Abigail Morse Hall and thus authored the first chapter in residential life for KSTC students. In the 1924 *Sunflower* yearbook, then KSTC president Thomas Butcher wrote,

> *The imperishable records of an institution of learning are written in its traditions. These are never officially kept. And so it comes about that the students themselves keep…spiritual records (that) alone will endure.*

Abigail Morse Hall stands as a representative of record, tradition, and spirit for Emporia State University. Designed by state architect, Ray Gamble, the hall was name for Abigail Prentice Barber Morse. Morse was an eyewitness survivor of Quantrill's raid of Lawrence in 1863 and she later served as preceptress (dean of women) for the Kansas Normal School.

Throughout numerous editions of the *Sunflower* students wove Abigail Morse Hall into the fabric of Emporia State University. The earliest stories told of morning rushes across the bridge to get to morning classes and similar runs across the bridge to get home before doors locked at evening curfew. Decades of the *Sunflower* capture countless memories of thousands of residents as Abigail Morse Hall's moniker changed from "Women's Dormitory" in its earliest days until it became a "residence hall" in the 1974 *Sunflower*. More than just changes in name, Abigail Morse Hall and building additions throughout the 1950s and 1960s evolved with the times to foster student living and learning. One such evolution included summer accommodations for Wilma Rudolph as she trained for the 1960 Summer Olympics.

During the 1950s and 1960s, enrollment swelled so quickly that in some years residents, many attending through GI Bill funding, were accommodated in temporary housing in Quonset huts and similar housing options. Emporia State expanded room occupancy in Abigail and built four additions onto Abigail. These four buildings were utilitarian and pragmatic. As resources were routed to those buildings, Abigail fell into disrepair and was condemned for plumbing code issues during the 1970s and 1980s.

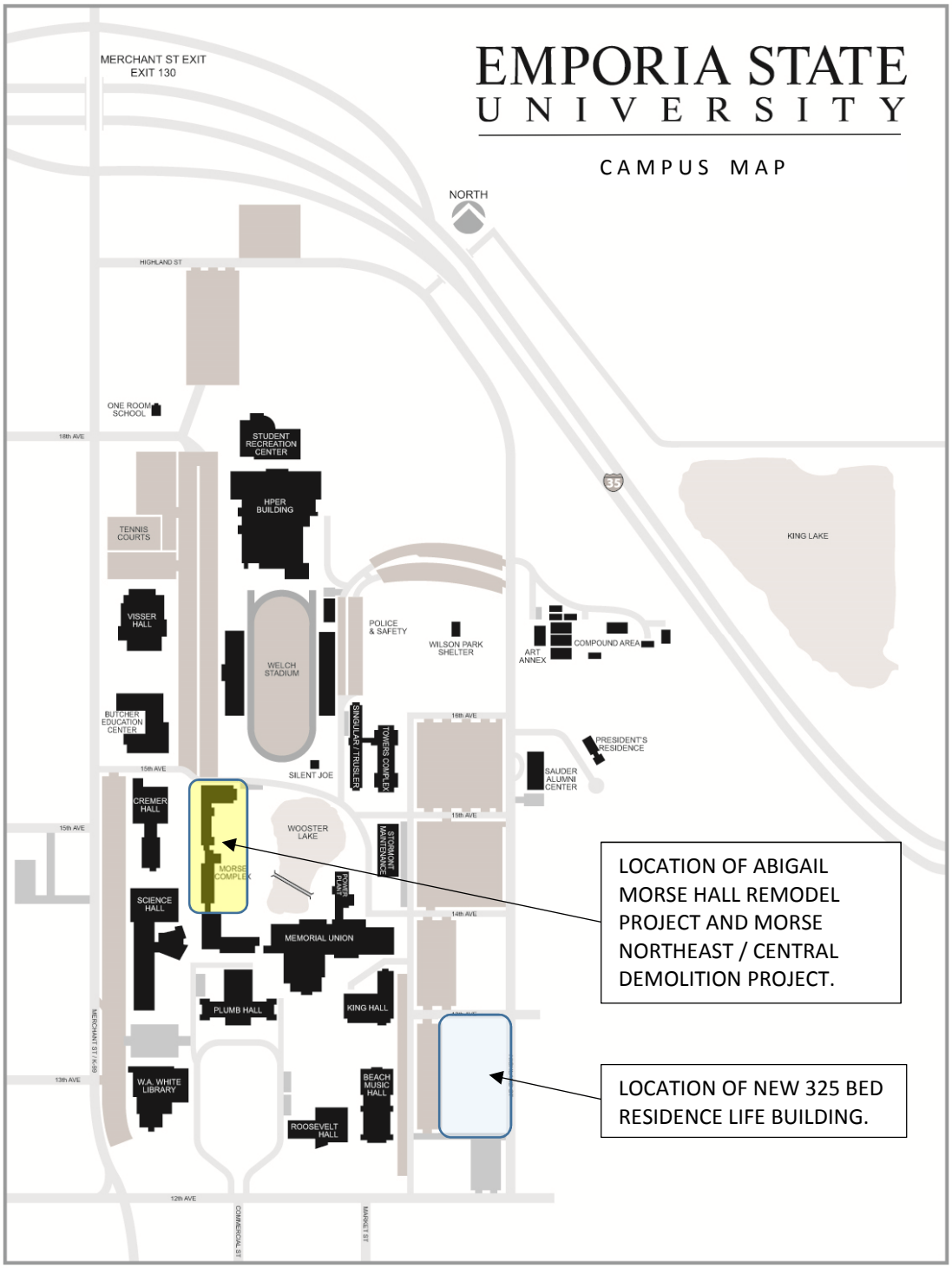
After minimal work to address the plumbing code issues, Abigail re-opened to residents and returned as a popular hall among residents during the 1990s and 2000s, accommodating 80 to 90 residents and providing university office space. Recent years' occupancy was reduced to 20 to 30 residents with the closure of the third and fourth floors when building envelope issues led to significant water damage to the interior plaster and lathe walls. Emporia State's campus master plan recommended the building for razing given present condition of building accessibility, community space, envelope, and systems.

However, before the campus master plan was enacted for the Morse Complex, President Allison Garrett commissioned a study of all five buildings. That study, completed by Dave Emig and Associates, revealed renovation of Abigail as a residence hall would represent good stewardship of institutional funds and history.

As Abigail Morse Hall nears its centenary, Emporia State University seeks to restore Abigail Morse Hall as a space for imperishable, spiritual records – those of the past and those yet to come.

This restoration of Abigail Morse Hall includes the proposed demolition of two adjacent buildings: Northeast Morse Hall and Central Morse Hall. Although part of the Morse Complex history, these two buildings lack the historical significance and require extensive, cost-prohibitive work to meet the needs and wants of 21st century students. Construction of a new, 325 bed facility on another campus site is recommended to satisfy housing system occupancy and demand. The new residence hall's size and location is ideal for its intended occupants – upper-class students. The building site's proximity to academic buildings and the Memorial Student Union provides convenient access to campus resources and future opportunity for fusion of living and learning activities.

Locations & Adjacencies



VISION

To ensure excellence of Emporia State University's residential experience through modern campus housing that recruits and retains students, supports student learning, honors ESU's history, and inspires private giving.

Project Overview

Abigail Morse Hall currently accommodates 26 residents in mostly double rooms, with three suite-style rooms that accommodate three or four residents. The building is not on any historical register; however, special care will be employed to restore several original architectural features to honor its past and create community space for residents.

Depending upon the recommendations of outside consultants, Abigail Morse Hall's renovation may occur while other buildings currently attached to Abigail are occupied. Such logistics must be included in project scope and time line.

Sprinklers are not present in Abigail Morse Hall currently, but will be included in the renovated building. The building does not meet ADA requirements presently, and ADA compliance will be incorporated in the new design. All current mechanical, electrical, and plumbing systems are past usable life and will be 100% replaced.

A new elevator and shaft will be included in the new design. The building roof will require replacement; existing exterior walls will require repair; and windows may require replacement. This project will include removal of all existing interior walls to accommodate renovation of all student rooms, restrooms, mechanical spaces, and public spaces. Introduction of a new, stand-alone Variable Refrigerant Flow (VRF) HVAC system may replace current chiller/boiler two-pipe system if further study by the design team recommends that plan.

Design Criteria & Goals

The design for Abigail Morse renovation and new hall construction will focus on the following goals and objectives:

- Attract prospective students, retain current students, and invigorate alumnae connections.
- Achieve compliance with current codes, including accessibility.
- Create a clearly identifiable main entrance for each building.
- Incorporate amenities that are competitive with those available in on- and off-campus housing.
- Maintain housing system occupancy during renovation and construction process from beginning to completion.

- Improve aesthetic appeal of interior spaces.
- Develop community spaces that support student learning, social development, and campus traditions.
- Achieve energy conservation and improve sustainability through building design and modern systems.

Space & Program Needs
Abigail Morse Hall

Proposed improvements include the items provided here. Prioritizing these various elements will be completed in consultation with ESU team members and outside consultants. They will be completed to the extent that project funding permits. Alternate bids will be taken for flexibility in bid awards and overall phasing of this project.

General

New floor plans will be developed to achieve desired student occupancy and to include necessary community space.

- All areas will require full replacement of mechanical/electrical/plumbing (MEP) systems and introduction of sprinkler system.

Interiors

Student Rooms: A variety of occupancy styles will be provided with most rooms featuring double occupancy.

Shared Bathrooms: Bathroom areas will be created that provide private, lockable shower/sink/toilet rooms usable by men or women.

- Each bathroom will contain a shower or bath, toilet, sink, and adequate space for changing and using personal effects.
- Bathrooms will be placed on each floor such that privacy is enhanced.
- Each unit will be lockable from inside while in use.

Resident Assistant (RA) Rooms: One RA room per floor on floors one through four; four RA rooms total.

Common Spaces: Gathering spaces for group study and social gathering will be provided on each floor.

- Each floor will have a lounge space that includes comfortable seating, television, windows, and tables for study and group work.
- Community kitchen space(s) will be provided minimally on ground floor and possibly on other residential floors.

Ground floor:

- Staff apartment will be provided.
- Laundry room will be provided, including space for table and chairs.
- Public restroom with sink, shower or tub, and toilet will be provided.
- Large community space with kitchen for food preparation will be included.
- Smaller, more private rooms will be included for purposes of RA workroom and small group meetings or study.

- Suite-style student room(s) may be included.
- Mechanical room, data closet, and maintenance work room will be included.
- Storage space for building operations.
- Wet closet will be provided in housekeeping/trash room.

First Floor:

- Main entrance will be clearly marked and fully accessible.
- Reception area will be located near main entrance and elevator with adequate storage for mail services, office supplies, and business operations.
- Original fireplace will be restored and large community lounge developed around fireplace.
- Staff office will be located near main entrance in visible and accessible location.
- Public restroom with sink, shower or tub, and toilet will be provided.
- Smaller, more private rooms will be included for small group meetings or study.
- Student rooms and shared bathrooms will be located such that privacy is enhanced.
- Floor lounge will be developed separate from large community lounge.
- Wet closet will be provided in housekeeping/trash room.
- Data closet will be provided.

Interiors: Interior spaces will be open and inviting, with comfortable lighting and finishes.

Flooring: All existing floor coverings will be removed and replaced with carpet or suitable solid surface.

- Existing hardwood floors may be reclaimed and used if current condition permits which is doubtful.

Hallways: Width will follow code standards with special attention to mitigate noise from foot traffic.

ADA: Accessibility will meet or exceed code standards.

Mechanical/Electrical/Plumbing (MEP)

Current mechanical, electrical, and plumbing systems are beyond their usable life. Existing systems will be removed and replaced with new systems throughout the building.

HVAC: Existing HVAC systems will be removed and replaced with modern, efficient cooling and heating system.

- Current recommendation is to use a Variable Refrigerant Flow (VRF) system that allows simultaneous heating and cooling. Design team will evaluate all HVAC options and select option that offers best combination related to cost, efficiency, flexibility, resident satisfaction, and ESU campus master plan.
- Attention will be given to providing good ventilation in all spaces, particularly those subject to wide fluctuations in humidity and/or solar exposure.

Electrical: All existing components will be removed and replaced.

- Mechanical room on ground floor will include separate electrical room to meet code.
- Interior and exterior lighting will be replaced throughout the building and new lighting added where needed with special attention paid to enhanced exterior lighting.
- A new Fire Alarm Control Panel (FACP) and completely new fire system will be installed.

Plumbing: All existing components will be removed and replaced.

- Fire sprinklers (wet system) will be installed throughout the building.

Exterior/Site Work

Entrance: Main entrance will need to be identified and developed to provide accessible entry/egress.

Roof: Existing roof will be removed and replaced with product that meets aesthetic and durability goals.

Walls: Exterior walls will be repaired, tuck-pointed, and cleaned as needed to restore them to a sound and maintainable condition.

- Sections of north and south exterior walls will likely require introduction of new brick, stone, and/or windows to fill voids left by demolition of neighboring buildings currently attached to existing structure.

Windows: Windows were replaced in 1995. Replacement of existing windows will be studied during design phase.

Telecommunications and Security

Data: Existing switches and access points will be reused in renovated space, but existing cabling will be replaced and planned according to ESU standards.

- Wireless network access will be a priority.
- Inclusion/exclusion of data ports in student rooms will be explored during design phase.

Phone: Phone service will be limited to staff office and reception desk.

Security Cameras: Will be evaluated during design phase. Abigail does not have security cameras currently.

Access Control Systems: Electronic card-access doors for student rooms, and other non-public areas will be evaluated during design phase.

- Exterior doors will employ electronic card-access system.

Space & Program Needs
New Hall

Proposed needs include the items provided here. Prioritizing these various elements will be completed in consultation with ESU team members and outside consultants. They will be completed to the extent that project funding permits. Alternate bids will be taken for flexibility in bid awards and overall phasing of this project.

General

The new residence hall will be designed to achieve desired student occupancy, to provide necessary community space, and to include adequate building support spaces.

- All areas will require full replacement of mechanical/electrical/plumbing (MEP) systems and introduction of sprinkler system.

Interiors

Student Rooms: The new residence hall will be designed to accommodate 325 bed spaces. 315 of these spaces will be rentable, revenue-generating beds for students accommodated in single or double occupancy rooms. The building and residents will be supported by 10 Resident Assistants (RAs) placed by floor or wing with approximately 32 residents per RA.

Shared Bathrooms: Shared bathrooms will feature private, lockable shower/sink/toilet rooms usable by men or women.

Common Spaces: Adequate community space must include a clearly defined entrance with reception desk, staff office(s), public gathering space, central recreation or game area, laundry facilities, public restroom, and private meeting rooms. Additional community space must be provided on each floor/wing that includes kitchen amenities for residents to prepare food.

Interiors: Interior spaces will be open and inviting, with comfortable lighting and finishes. Both common spaces and student rooms will incorporate adequate natural light.

Flooring: Floor coverings will be selected based upon sustainable practice, traffic patterns, and resident livability.

ADA: Accessibility will meet or exceed code standards.

Mechanical/Electrical/Plumbing (MEP)

Building will utilize same design and systems, where possible, as those systems used in Abigail Morse renovation to enhance building and system efficiencies and to ensure resident satisfaction and safety.

Exterior/Site Work

Main entrance will be clearly identified and employ "portal" design utilized in modern residence hall construction. All other exterior systems will be evaluated and determined by design team while considering aesthetic appeal, initial cost, and life-cycle serviceability.

Telecommunications and Security

Building will utilize same design and systems, where possible, as those systems used in Abigail Morse renovation (data, phone, security camera, and access control systems).

STANDARDS

Site Improvements, Infrastructure and Parking

The new 325 bed facility will require significant site improvements. Existing public utility mains (water, gas, electric, and sewer) are located along Highland Street to the east. University telecommunications and data will require boring from the existing Beach Music Hall west of the site and across Market Street. Storm water will be directed on the surface to the campus Wooster Lake. Improvements shall include a minimum of 25% green space and a goal of 75

parking spaces. The program is based on a 325 bed, 5 story facility with 19,500 gsf/floor for a total of 97,500 gsf. This is based on an average of 300 gsf/bed.

Abigail Morse is a major remodel project that will require limited site improvements. The existing utilities are adequate for this remodel. Parking will not be part of this project.

Morse Central and Morse Northeast demolition projects will require extensive site repair and planning to transition from the pedestrian mall west of these buildings down to the Wooster Lake lawns.

Hazardous Materials

ESU environmental consultants will perform tests of existing materials that will be affected by construction or demolition work to determine if any hazardous materials (asbestos, lead, etc.) are present. ESU will solicit bids for any abatement work needed to be done prior to construction and/or demolition.

Deferred Maintenance

Morse Central, Abigail Morse and Morse Northeast are considered as residence hall facilities by the Board of Regents and were assessed the following ratings in the *Kansas Board of Regents Report on Deferred and Annual Maintenance* dated Fall 2016. The building evaluation is determined by the most recent facility audit survey. Rating system standards are:

90-100	Excellent
80-89	Good
60-79	Fair
30-59	Poor
00-29	Unsatisfactory

Morse Central:	65.35
Abigail Morse:	46.90
Morse Northeast:	51.70

These buildings show failure of primary components and multiple systems. Major repair or replacement is required and recommended.

Codes

State of Kansas List of Applicable Codes for construction projects on State of Kansas property.
Department of Administration; OFPM-DCC

The code editions must be listed on the code footprint and must be listed on the title page of each discipline's construction documents.

A. International Building Code (IBC), 2012 Edition.
   a. Chapter 11, Accessibility, is deleted. See Item M below.
   b. Additionally, The Life Safety Code (NFPA 101) will also be applicable for occupancies described in Item J. and K. below.

B. International Building Fire Code (IFC), 2012 Edition.

C. International Residential Code (IRC), 2012 Edition.

D. International Existing Building Code (IEBC), 2012 Edition.

E. International Mechanical Code (IMC), 2012 Edition.

F. International Plumbing Code (IPC), 2012 Edition.

G. International Fuel Gas Code (IFGC), 2012 Edition.

H. International Energy Conservation Code (IECC), 2012 Edition or ASHRAE 90.1-2013.

I. The codes and standards referenced in the Referenced Standards Chapters in the IBC, IFC, IRC, IMC, IPC, IFGC and IECC shall be applicable except for NFPA codes noted in Item J. and K. below. The NFPA editions noted in Item J. and K. shall be applicable.

J. National Fire Protection Association (NFPA), National Fire Codes and Standards for occupancies other than Healthcare occupancies described in Item K.
   a. NFPA 10 – 2013 Edition – Portable Fire Extinguishers
   b. NFPA 13, 13D and 13R – 2013 Edition – Installation of Sprinkler Systems
   c. NFPA 14 – 2013 Edition – Installation of Standpipe and Hose Systems
   d. NFPA 25 – 2014 Edition – Testing Fire Sprinkler Systems
   e. NFPA 70 – 2014 Edition – National Electric Code (NEC)
   f. NFPA 72 – 2013 Edition – National Fire Alarm Code
   g. NFPA 101 – 2012 Edition – Life Safety Code–only applicable to adult and boarding care homes per KSFM K.A.R. – 22-11-8.
   h. NFPA 110 – 2013 Edition – Emergency and Standby Power Systems

K. National Fire Protection Association (NFPA), National Fire Codes and Standards applicable only for Healthcare Occupancies (i.e. hospitals, nursing homes, immediate care facilities) that receive Center for Medicaid/ Medicare Services (CMS) funding and inspections.
   a. NFPA 10 – 2010 Edition – Portable Fire Extinguishers
   b. NFPA 13, 13D and 13R – 2010 Edition - Installation of Sprinkler Systems
   c. NFPA 25 – 2011 Edition – Testing Fire Sprinkler Systems
   d. NFPA 70 – 2011 Edition – National Electric Code (NEC)
   e. NFPA 72 – 2010 Edition – National Fire Alarm Code
   f. NFPA 101 – 2012 Edition – Life Safety Code
   g. NFPA 110 – 2010 Edition – Emergency and Standby Power Systems

L. Kansas Fire Prevention Code (This code combines many different documents including Kansas Statutes Annotated (K.S.A.) and Kansas Administrative Regulations (K.A.R.).) A list of pertinent statutes and regulations can be found at the Office of the State Fire Marshal (OSFM) website at www.firemarshal.ks.gov.

M. K.S.A. 58-1301 et seq – 2010 ADA Standards for Accessible Design (2010 ADA Standards).

N. Kansas State Boiler Code (K.S.A. 44-913 et seq) available through the Office of the State Fire Marshal (OSFM) at www.firemarshal.ks.gov.

Design Standards/Consultant Services

The architectural/engineering (A/E) team shall comply with the latest provisions of the Emporia State University Campus Master Plan posted on line at:
https://www.emporia.edu/president/documents/campus-master-plan.pdf

The Owner's representative shall be an ESU Facilities Planning person assigned to serve as the Project Manager, and who shall be the primary point of contact for all communications between Owner, A/E and Contractor.

Special Consultants that will be required on the A/E team, in addition to the usual A/E disciplines:

* Fire Protection Engineer
* ESU IT Department Representative

Consultants shall deliver to ESU a complete set of electronic files for all drawings and specifications for each design submittal, bid set and as-built documents. Each set and file shall include both PDF and AutoCAD.dwg formats.

A/E contracts shall be the current version of the OFPM-DCC documents.

The A/E will be responsible to review, verify and confirm all program needs with the Owner and shall reconcile the proposed project scope with the available funding.

COSTS

Annual Maintenance, Operating Costs and Support

The annual maintenance, operating costs and support will be provided by the University's Residential Life Department.

Impact on Overall Campus Space

This project is a combination of a new building, a major remodeling and the demolition of two buildings. The net result of the University's space inventory will be an increase of 12,983 gsf.

Proposed Bid/Construction Method

The new 325 Bed Residence Hall will be a traditional design, bid and build process. The Abigail Morse Remodel Project will be a traditional design, bid and build process. The demolition projects will utilize the “on call” construction contracts.

Project Funding

The source of funding for this project will be the sale of bonds against the revenue produced by student contracts for housing through the Residential Life Department.

RESIDENTIAL LIFE RESIDENCE PROJECTS
NEW 325 BED FACILITY
REMODEL ABIGAIL MORSE
MORSE NORTHEAST DEMOLITION
MORSE CENTRAL DEMOLITION

NEW 325 BED 97,500 GSF RESIDENTIAL HALL
EMPORIA STATE UNIVERSITY
PROJECT COST ESTIMATES & FUNDING SOURCE

The funding source for this project will be from bonding resources.

Construction Cost		
Site Preparation & Parking	$ 500,000	($ 5.13/gsf)
Construction	$ 18,087,500	($ 185.51/gsf)
Main Utilities	$ 100,000	($ 1.03/gsf)
Subtotal ($57,500 / Bed)	$ 18,687,500	($ 191.67/gsf)
Professional Consultant Fees		
Engineering/Architectural (6.25% of Const)	$ 1,135,000	($ 11.64/gsf)
Fire Protection Engineering	$ 90,000	($ 0.92/gsf)
Subtotal	$ 1,225,000	($ 12.56/gsf)
DFM Fee	$ 75,500	($ 0.77/gsf)
Construction Contingency (3%)	$ 545,000	($ 5.59/gsf)
Miscellaneous Costs (1%)	$ 180,000	($ 1.85/gsf)
Moveable/Fixed Equipment & Furniture	$ 1,250,000	($ 12.82/gsf)
Total Project Estimate	$ 21,963,000	($ 225.26/gsf)

ABIGAIL MORSE HALL RENOVATION
EMPORIA STATE UNIVERSITY
PROJECT COST ESTIMATES & FUNDING SOURCE

The funding source for this project will be from bonding resources.

Construction Cost (35,784 GSF)		
Site Preparation & Repair	$ 100,000	($ 2.79 /gsf)
Asbestos Abatement and Demolition	$ 350,000	($ 9.78/gsf)
Construction	$ 5,100,000	($ 142.52/gsf)
Main Utilities	$ 100,000	($ 2.79/gsf)
Subtotal ($50,500 / Bed)	$ 5,650,000	($ 157.89/gsf)
Professional Consultant Fees		
Engineering/Architectural (8.75% of Const)	$ 446,500	($ 12.48/gsf)
Fire Protection Engineering	$ 35,000	($ 0.98/gsf)
Subtotal	$ 481,500	($ 13.46/gsf)
DFM Fee	$ 32,000	($ 0.89/gsf)
Construction Contingency (10%)	$ 510,000	($ 14.25/gsf)
Miscellaneous Costs (2%)	$ 102,000	($ 2.85/gsf)
Moveable/Fixed Equipment & Furniture	$ 500,000	($ 13.97/gsf)
Total Project Estimate	$ 7,275,500	($ 203.32/gsf)

MORSE NORTHEAST DEMOLITION
EMPORIA STATE UNIVERSITY
PROJECT COST ESTIMATES & FUNDING SOURCE

The funding source for this project will be from bonding resources.

Construction Cost (42,810 GSF)			
Site Preparation & Repair	$ 100,000	($	2.34/gsf)
Asbestos Abatement	$ 150,000	($	3.50/gsf)
Demolition	$ 200,000	($	4.68/gsf)
Main Utilities	$ 50,000	($	1.17/gsf)
Subtotal	$ 500,000	($	11.69/gsf)
Professional Consultant Fees			
Engineering/Architectural (8.75% of Const)	$ NA	($	0.00/gsf)
Fire Protection Engineering	$ NA	($	0.00/gsf)
Subtotal	$ 0	($	0.00/gsf)
DFM Fee	$ NA	($	0.00/gsf)
Construction Contingency (5%)	$ 25,000	($	0.58/gsf)
Miscellaneous Costs (2%)	$ NA	($	0.00/gsf)
Moveable/Fixed Equipment & Furniture	$ NA	($	0.00/gsf)
Total Project Estimate	$ 525,000	($	12.26/gsf)

MORSE CENTRAL DEMOLITION
EMPORIA STATE UNIVERSITY
PROJECT COST ESTIMATES & FUNDING SOURCE

The funding source for this project will be from bonding resources.

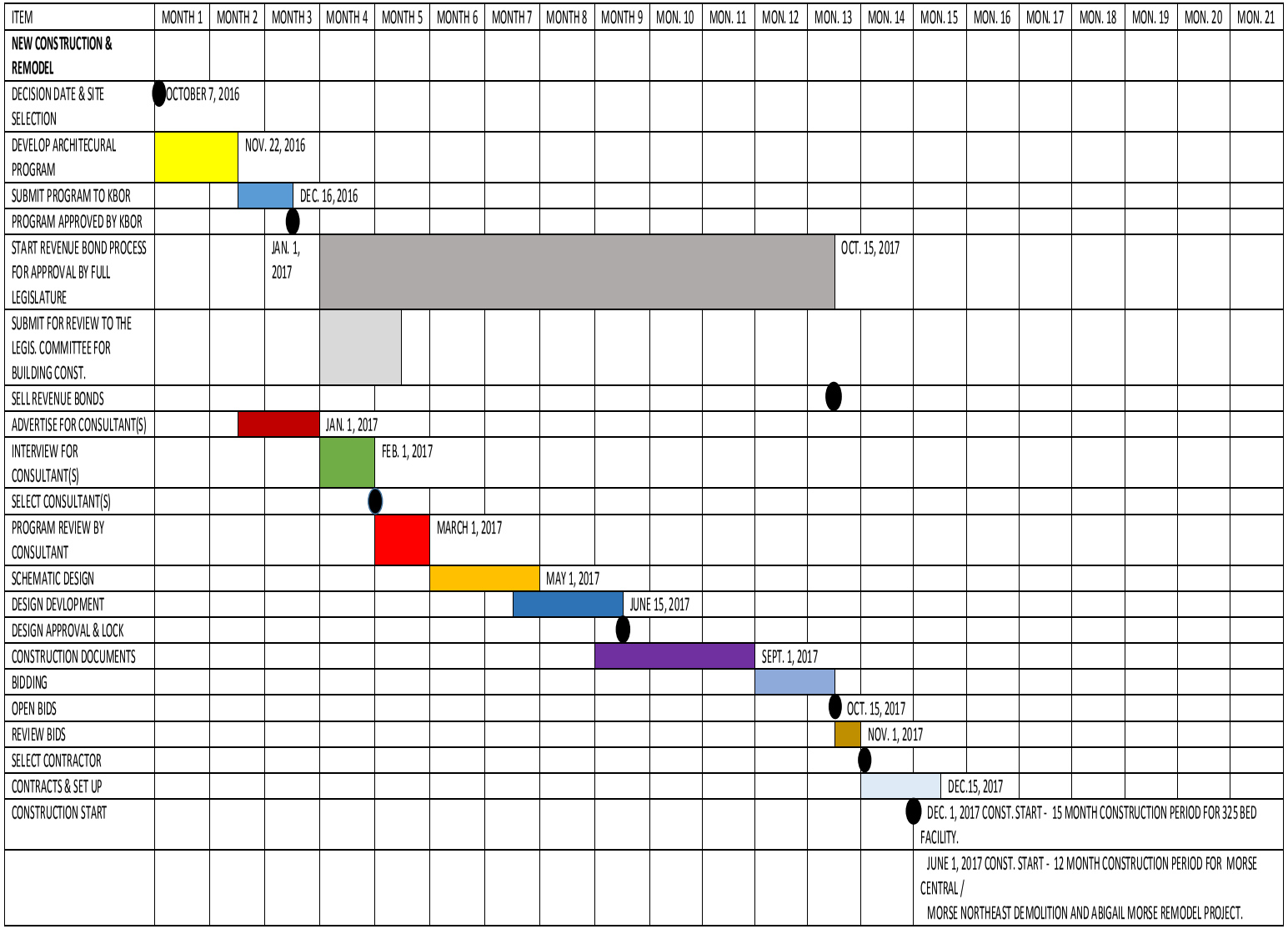
Construction Cost (41,907 GSF)			
Site Preparation & Repair	$ 250,000	($ 5.96/gsf)	
Asbestos Abatement	$ 150,000	($ 3.58/gsf)	
Demolition	$ 200,000	($ 4.77/gsf)	
Main Utilities	$ 100,000	($ 2.39/gsf)	
Subtotal	$ 700,000	($ 16.70/gsf)	
Professional Consultant Fees			
Engineering/Architectural (8.75% of Const)	$ NA	($ 0.00/gsf)	
Fire Protection Engineering	$ NA	($ 0.00/gsf)	
Subtotal	$ 0	($ 0.00/gsf)	
DFM Fee	$ NA	($ 0.00/gsf)	
Construction Contingency (5%)	$ 35,000	($ 0.84/gsf)	
Miscellaneous Costs (2%)	$ NA	($ 0.00/gsf)	
Moveable/Fixed Equipment & Furniture	$ NA	($ 0.00/gsf)	
Total Project Estimate	$ 735,000	($ 17.54/gsf)	

RESIDENTIAL LIFE RESIDENCE PROJECTS TOTAL

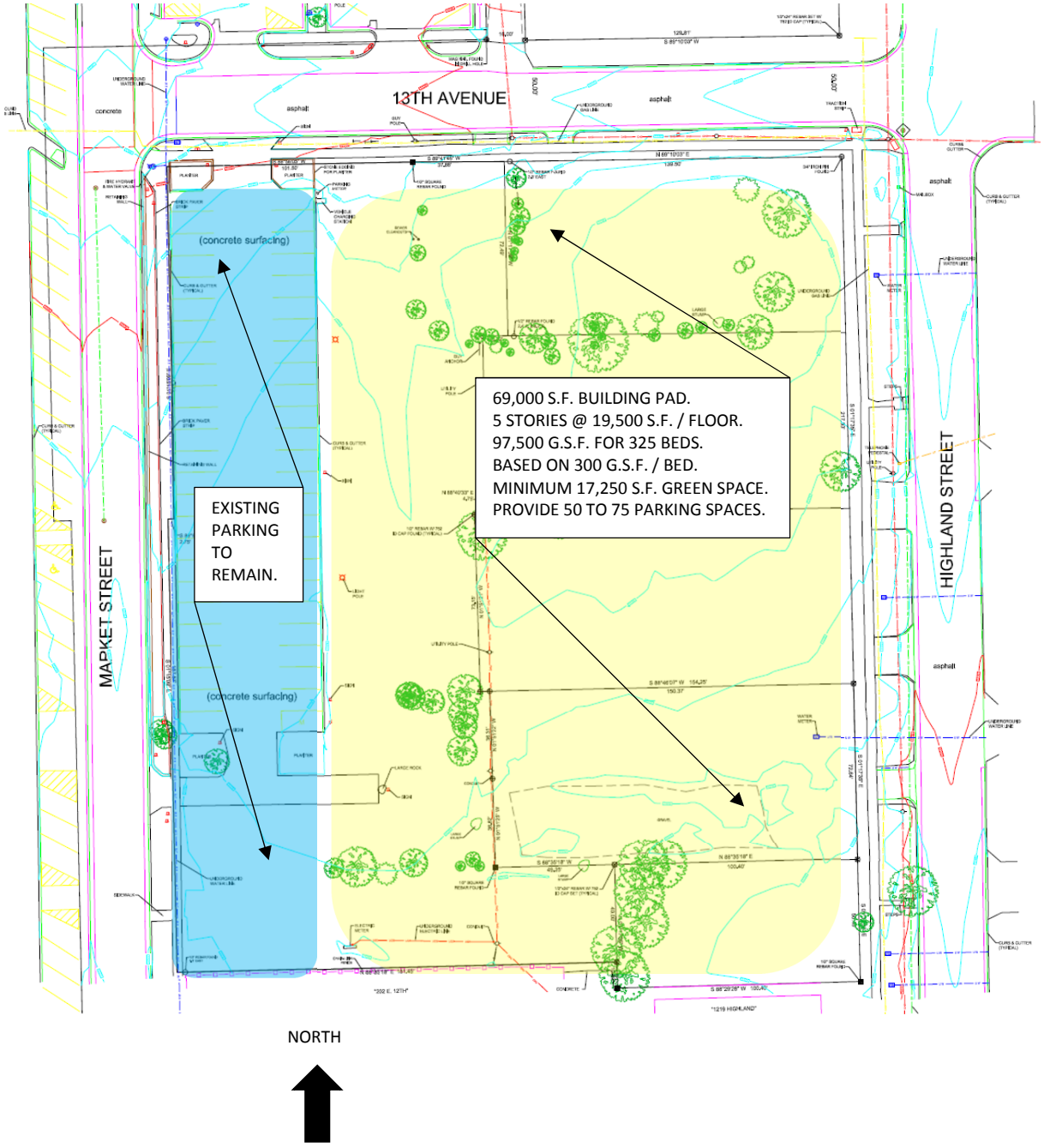
325 BED NEW RESIDENCE HALL	$ 21,963,000	($225.26/gsf)
ABIGAIL MORSE RENOVATION	$ 7,275,500	($203.32/gsf)
MORSE NORTHEAST DEMOLITION	$ 525,000	($ 12.26/gsf)
MORSE CENTRAL DEMOLITION	$ 735,000	($ 17.54/gsf)
ESTIMATED PROJECT COSTS	$ 30,498,500	
ESTIMATED BOND ISSUANCE COSTS	1,000,000	
TOTAL ESTIMATED COSTS	$ 31,498,500	

RESIDENTIAL LIFE RESIDENCE PROJECTS PLANNING CHART (REVENUE BONDS) (DESIGN*BID*BUILD DELIVERY)

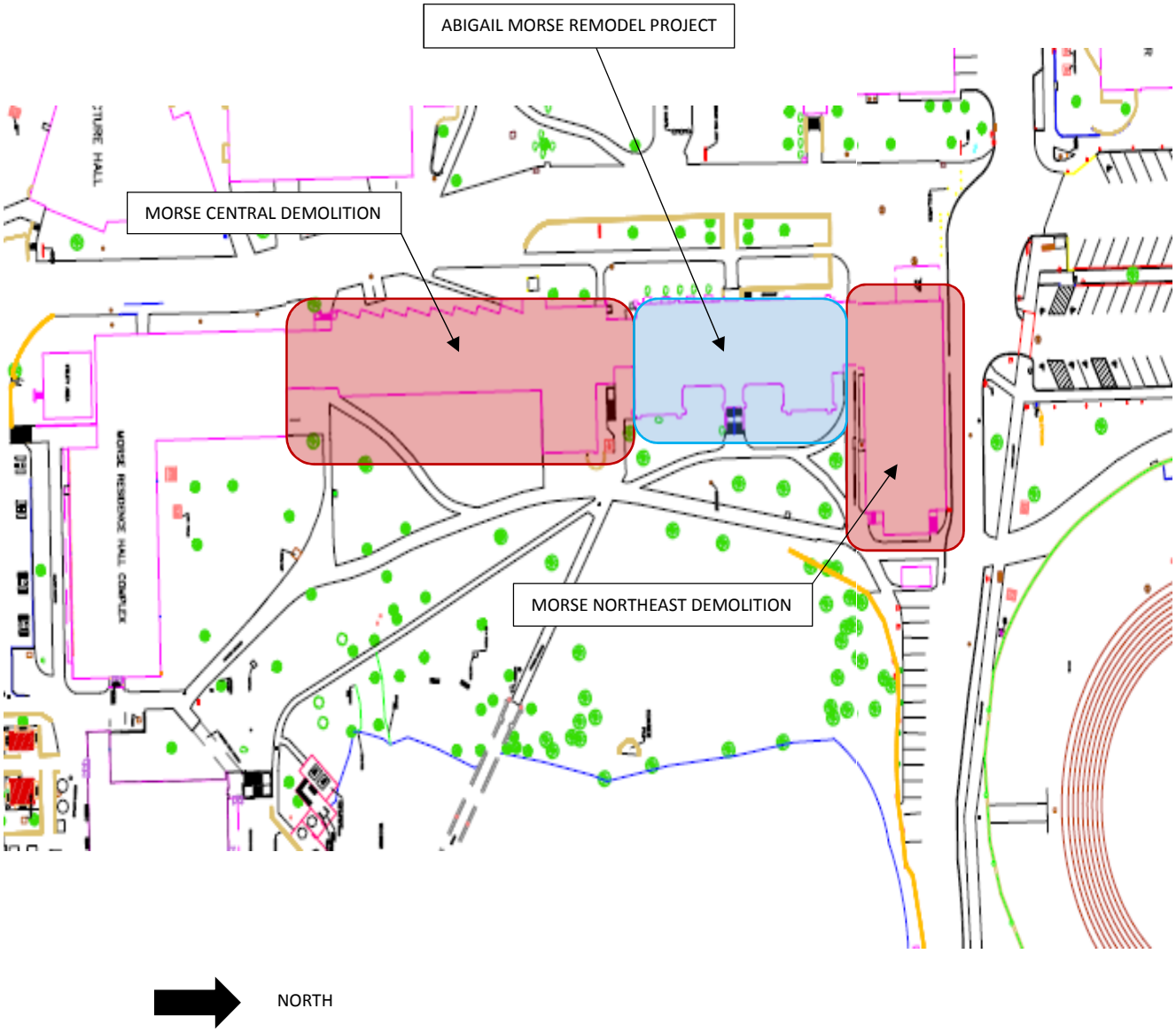
NOVEMBER 2016



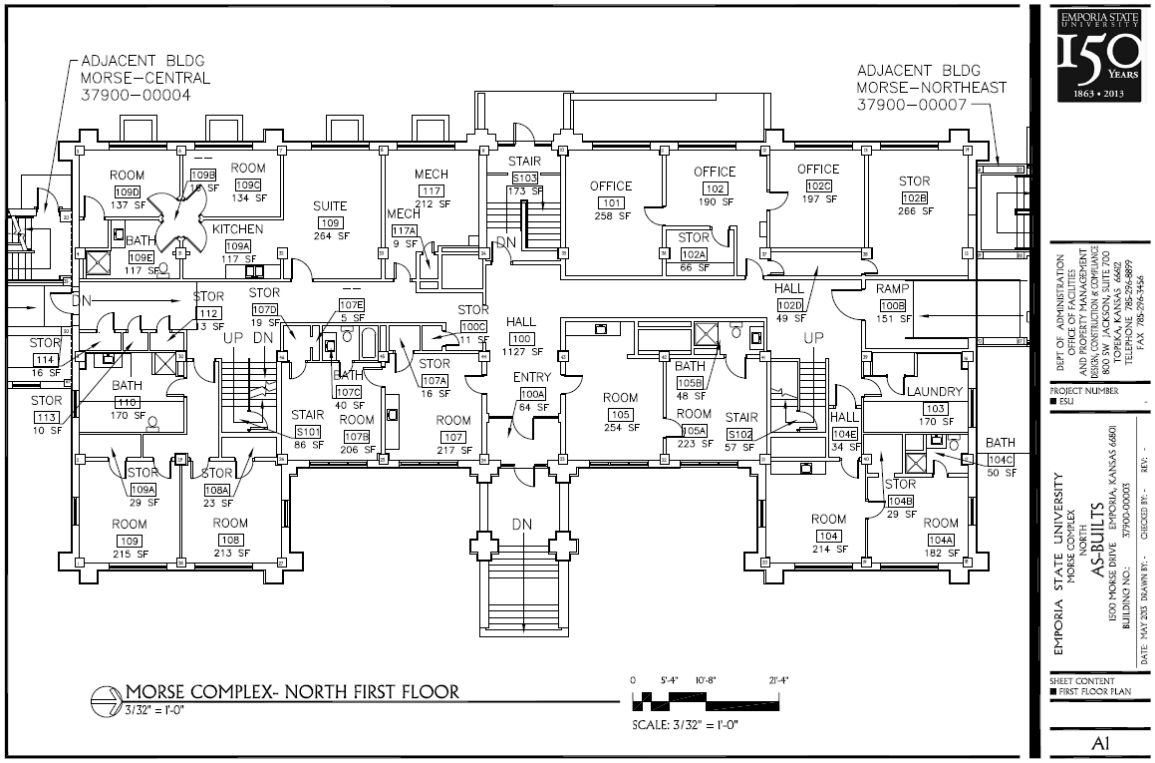
New 325 Bed Residential Project Building Site Plan

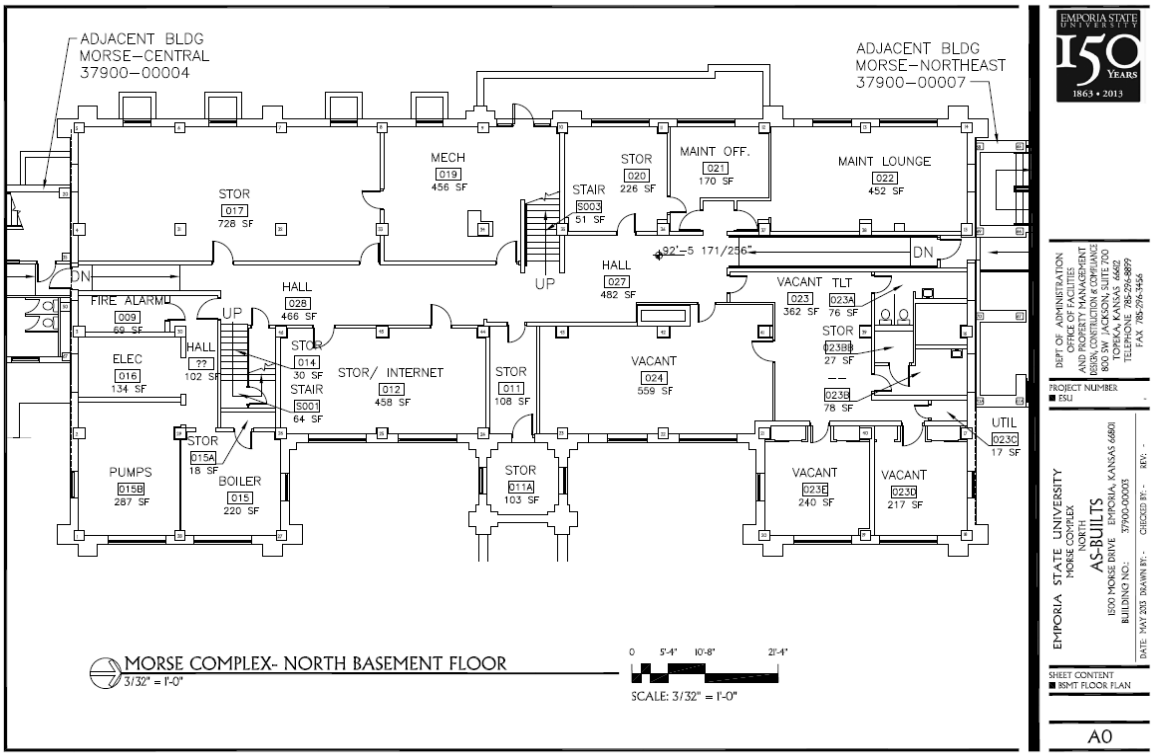


Morse Hall Complex Demolition Site Plan
Abigail Morse Remodeling Project Site Plan



Abigail Morse Hall Existing Floor Plans





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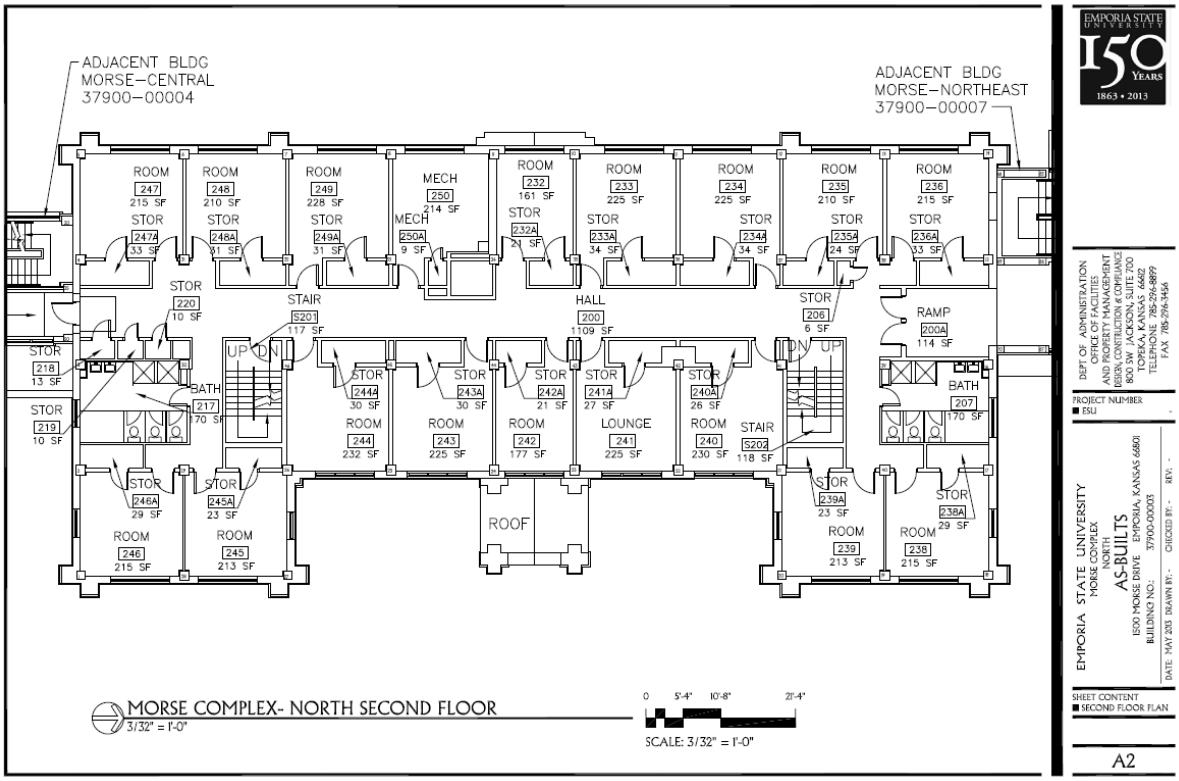

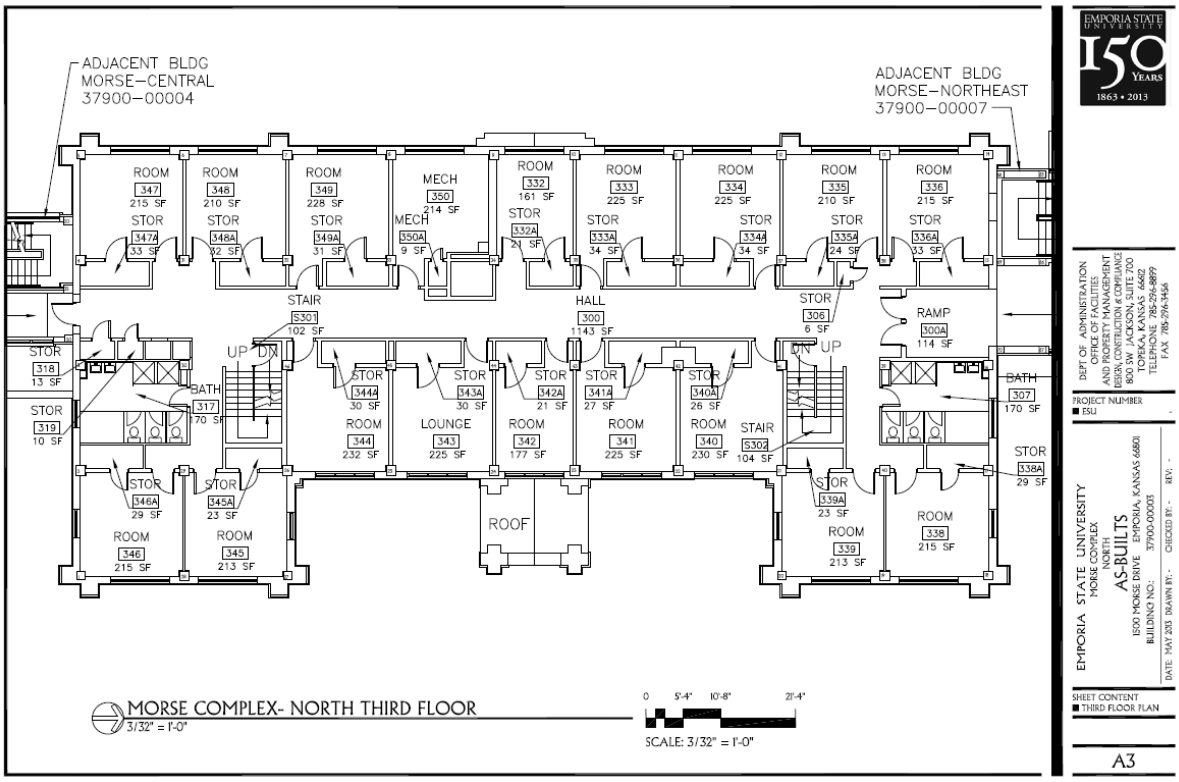

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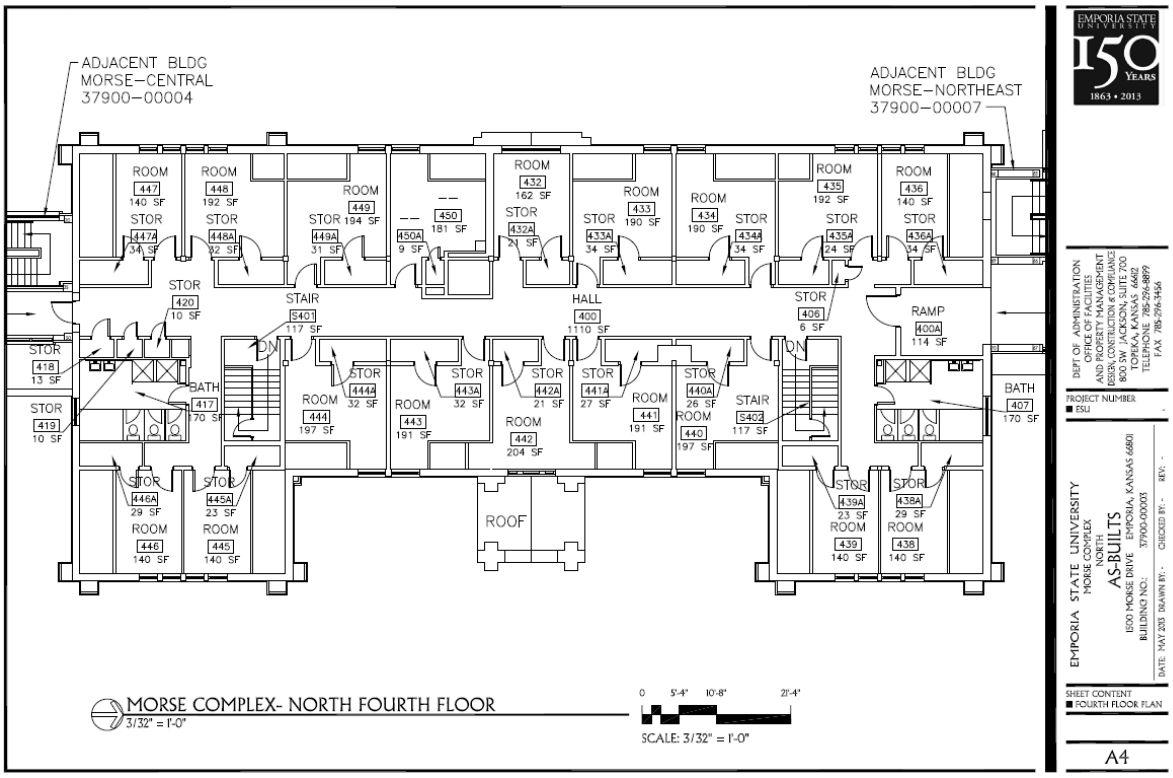

STUDIES AND DOCUMENTS

The following Studies and Documents are available upon request and can be provided by way of electronic files:

Emporia State University Campus Master Plan – 2014

Emporia State University Student Housing Master Plan – September 2011
By Brailsford & Dunlavey

Study for Morse Hall – Department of Residential Life – Emporia State University
June 2010
Amended July & October 2016
By Emig & Associates, Architects and Brack & Associates, P.A.

END OF DOCUMENT